

hunter
french



9 Longtree Close, Tetbury, Gloucestershire, GL8 8LN

A well-presented, three bedroom detached home situated in an elevated position within a peaceful cul-de-sac on the outskirts of Tetbury, benefitting from off street parking and a garage.

Longtree Close is a mature residential street understood to have been built in the 1980's. This particular property backs onto open countryside but also benefits from a short level walk into the town centre. Although the accommodation does offer a fantastic home, the property would be a great rental investment, or to use as a holiday let as the current owners have done in previous years.

On the ground floor the accommodation is commenced via an entrance hallway with stairs to the first floor and access into the sitting room on the left-hand side, and a useful cloakroom on the right-hand side. The sitting room is situated to the front of the property and benefits from a large bay window letting in a great amount of natural light from the south facing aspect. There is a wood floor running throughout the room and a feature gas fireplace with stone surround that sits centrally within the room. A door to the rear of the room flows into the well-appointed kitchen/dining room which this has been laid to flagstone floor throughout. The kitchen is made up of a great selection of wall and base units and comprises an integrated electric hob, oven, fridge freezer, washing machine and dishwasher. The dining area is within an extension to the property some 15 years ago, and creates a lovely sociable area within the property. There is ample space for a dining table and chairs along with French doors onto the rear patio and a pedestrian door onto driveway at the side of the property.

Rising up to the first floor are three bedrooms; two of which are of double size, and the third a single. The front bedroom, one of the doubles, features built in storage, whilst the two at the rear have a pleasant aspect across the garden and neighbouring farmland. The family bathroom completes the first-floor accommodation and is fully tiled to the wet areas with a shower over the bath, plus a W.C and wash basin. An airing cupboard sits adjacent to the landing providing a useful storage cupboard.

Externally, to the rear of the property is a tiered garden comprising a patio terrace directly outside the house with steps up to a gravelled area that provides a perfect spot for an outside entertaining and dining space. The garden is a fantastic low maintenance space. To the front there is a pretty garden area with a hedge boundary and along the side is a driveway leading up to a single garage which has a roller door, power and lighting.



We believe the property to be connected to mains services such as water, drainage, electricity and gas central heating. Council tax band D (Cotswold District Council). The property is freehold.

EPC – D (61).

Tetbury is an historic wool town situated within the Cotswold Area of Outstanding Natural Beauty. The town is known for its Royal association to HM King Charles III, who resides at nearby Highgrove House. It has a highly anticipated and well attended, annual Woolsack Race held each May on Gumstool Hill. The charming and quintessential town centre has many amenities to offer including cafes, boutiques, pubs and restaurants. Essential amenities such as a supermarket and a primary and secondary school, are within the town itself.

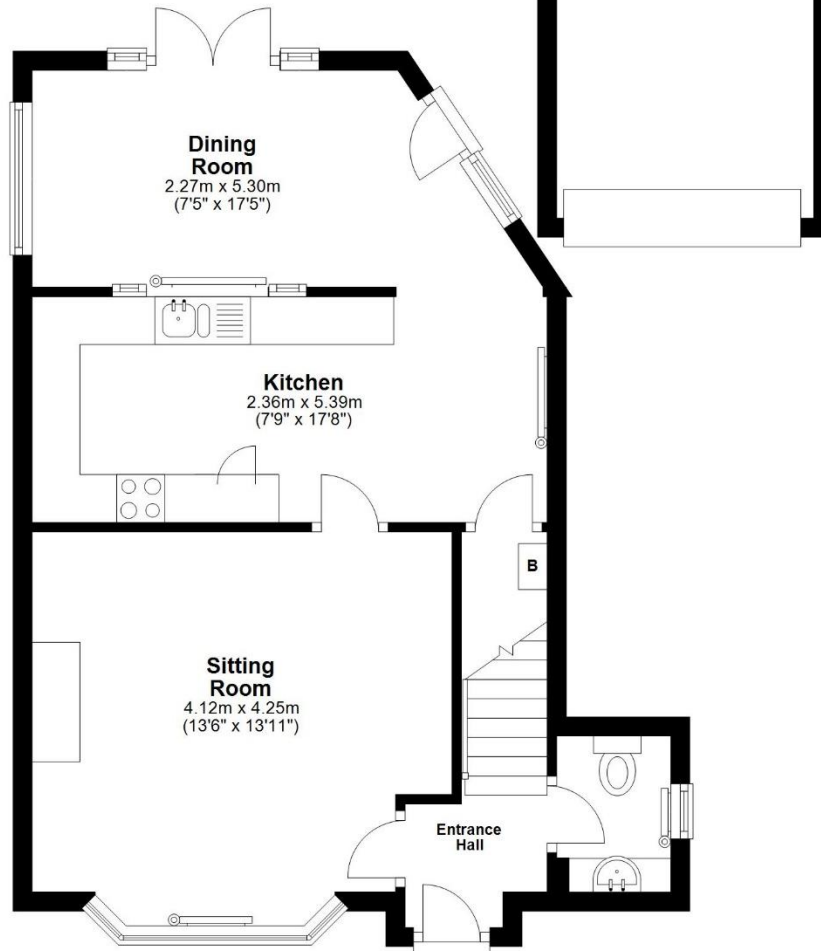
Kemble station, a mainline to London Paddington, can be reached just c.7 miles North, and both the M4 and M5 are equidistant to the south and west, respectively, giving convenient transport links to Bath, Bristol and London.

Guide Price £420,000



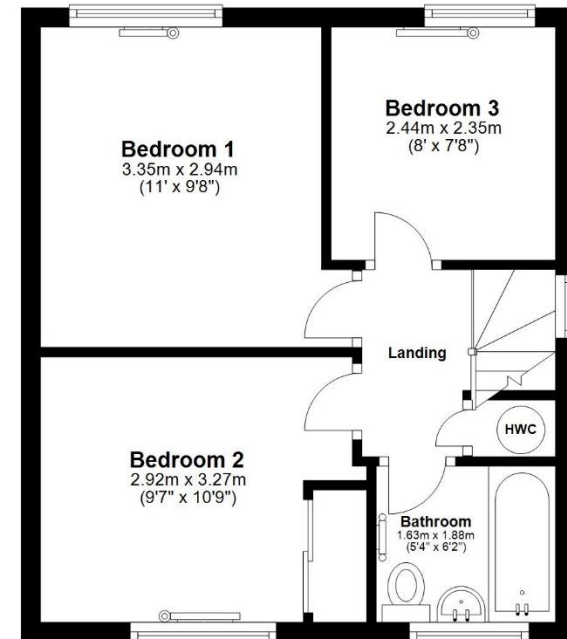
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Ground Floor
 Main area: approx. 46.8 sq. metres (504.0 sq. feet)
 Plus garages, approx. 14.2 sq. metres (152.6 sq. feet)



Garage
 5.27m x 2.69m
 (17'4" x 8'10")

First Floor
 Approx. 33.5 sq. metres (360.2 sq. feet)



Main area: Approx. 80.3 sq. metres (864.2 sq. feet)
 Plus garages, approx. 14.2 sq. metres (152.6 sq. feet)